145.0	0006	0003.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 762,900 / 762,900
					USE VALUE: 762,900 / 762,900
					ASSESSED: 762,900 / 762,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON MARIA J &NIGEL H.M./TRS
Owner 2:	MARIA J WILSON REVOCABLE TRUST
Owner 3:	
Street 1:	119 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WILSON NIGEL H M -
Owner 2:	WILSON MARIA J -
Street 1:	119 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,762 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1949, having primarily Wood Shingle Exterior and 1886 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	312,600		450,300	762,900
Total Card	0.109	312,600		450,300	762,900
Total Parcel	0.109	312,600		450,300	762,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.46 | /Parcel: 404.4

Legal Description

User Acct 95391

GIS Ref

GIS Ref

Insp Date 10/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0003.0

!11368!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,600	0	4,762.	450,300	762,900	762,900	Year End Roll	12/18/2019
2019	101	FV	236,800	0	4,762.	422,100	658,900	658,900	Year End Roll	1/3/2019
2018	101	FV	236,800	0	4,762.	349,000	585,800	585,800	Year End Roll	12/20/2017
2017	101	FV	236,800	0	4,762.	320,800	557,600	557,600	Year End Roll	1/3/2017
2016	101	FV	236,800	0	4,762.	292,700	529,500	529,500	Year End	1/4/2016
2015	101	FV	227,400	0	4,762.	287,100	514,500	514,500	Year End Roll	12/11/2014
2014	101	FV	227,400	0	4,762.	266,800	494,200	494,200	Year End Roll	12/16/2013
2013	101	FV	227,400	0	4,762.	253,800	481,200	481,200		12/13/2012

PRINT

Date	Time
12/11/20	01:32:52

LAST REV

Date	Time
10/15/18	10:48:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11368

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON NIGEL H	65562-470		6/18/2015	Convenience	1	No	No		
	13525-241		8/1/1978		61,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	201	PATRIOT
12/7/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95391
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA: 0.10932 | Total SF/SM: 4762 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 450,287 | Spl Credit | Total: 450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25658572
Const Adj.:	0.98980004
Adj $ / SQ:	167.909
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424719
Depreciation:	112126
Depreciated Total:	312593

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

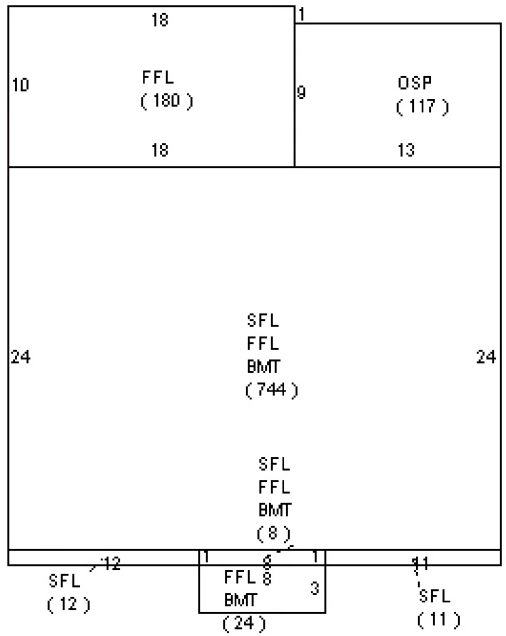
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	167.91
Special Features:	0	Val/Su Net:	119.13
Final Total:	312600	Val/Su SzAd	180.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	956	167.910	160,521
BMT	Basement	776	56.920	44,171
SFL	Second Floor	775	167.910	130,129
OSP	Screen Porch	117	33.320	3,898

Net Sketched Area:	2,624	Total:	338,719
Size Ad	1731	Gross Are	2624	FinArea	1886
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc